

# Lorca Villa

€350,000

Ref: E191



4



3



2.00 hectares



400 m<sup>2</sup>



✓



✓



✓



Consumption  
Applied for

Emissions  
Applied for



spanish  
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## Property Purchase Expenses

Property price .....	€350,000 (£301,735)
Transfer tax 8% .....	€28,000 (£24,139)
Notary fees (approx) .....	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx) .....	€1,500 (£1,293)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,586)
Remainder of deposit to 10% .....	€32,000 (£27,587)
Final Payment of 90% on completion ....	€315,000 (£271,562)

\* Prices quoted in Pounds are illustrative and should only be used as a guide.

\* Transfer tax is based on the sale value or the cadastral value whichever is the highest.

\* Spanish Property Choice has made every effort to obtain the information regarding this listing from external sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

\* Price valid until sold

\* Conveyancing not included

\* The DIA is available at our office according to the Decree 218/2005

## Description

In collaboration with our Spanish partners, we have the pleasure to bring you the opportunity to buy a spectacular villa located on a pine forest mountain of Fontanares in the Murcia region.

Located 30-minutes drive from the bustling town of Lorca, where you will find all amenities including a train station, supermarkets, wonderful shopping centre, cinema, golf courses and much more.

This single storey villa offers 4 bedrooms and 2 bathrooms with a separate annex ideal for family, friends or a potential B&B business opportunity.

The property has an elevated entrance terrace which provides an ideal area for dining and taking in the picturesque views.

Internally the home consists of a spacious living and dining room with patio doors onto the terrace. An open archway leads into the fully fitted kitchen with walnut wooden floor and wall cabinets inkeeping with the style of the home.

There are 4 bedrooms, 2 bathrooms and the annex offers a third bathroom.

An external driveway provides access to a large underbuild basement.

This property sits on a plot size of 20,000m<sup>2</sup> fully fenced area with low maintenance gravelled gardens, an automatic gate and 140 olive trees in active olive oil production including irrigation system.

Outside area:

Very spacious front porch  
Low maintenance gardens  
Rustic Spanish traditional style finish

Interior area:

Bright kitchen furnished and equipped with appliances  
Walnut interior carpentry  
Laundry/Utility room  
Spacious 50m<sup>2</sup> living room with built-in fireplace  
Under build basement of 170m<sup>2</sup>  
Built-in wardrobes  
Built-in showers base  
Outlets provided with USB, pre-installation of A/C and heating

The local coastal resort of Aguilas is a 1-hour drive and this offers a beautiful coastline with promenade, harbours and excellent all year round amenities.

\*\*Contact us on 34 950 615 388 to arrange a viewing.